



## WASATCH COUNTY, STATE OF UTAH

# PUBLIC NOTICE OF TAX SALE

Notice is hereby given that the Wasatch County final tax sale will be held on June 18, 2020 at 10:00 A.M. in the Wasatch County Administration Building 25 North Main Street, Heber City Utah. On May 6th, 2020 the Wasatch County Council passed Ordinance No. 20-08 with the following vote, all council present voted yes.

### ORDINANCE NO.20-08

This Wasatch County Ordinance Establishing Method, Rules and Procedures for the 2020 Tax Sale Allocating Administrative Costs to Delinquent Properties.

**WHEREAS** the Wasatch County Council is charged under Utah Law with determination of the method of sale of delinquent properties for delinquent taxes; and

**WHEREAS** the following "METHOD OF SALE" and WASATCH COUNTY TAX SALE RULES", appear to facilitate the objectives of protecting the financial interest of the delinquent owner while meeting the county's need to collect delinquent taxes due; and

**WHEREAS** the Tax Sale creates costs of administration including advertising, recording, noticing, offering and mailing, etc.

**NOW THEREFORE**, be it resolved that the following PUBLIC NOTICE, METHOD OF SALE, and WASATCH COUNTY TAX SALE RULES, are hereby adopted to govern the Wasatch County Tax Sale.

#### Public Notice of Tax Sale

Notice is hereby given that on June 18, 2020 at 10:00 A.M., in the Wasatch County Administration Building 25 North Main Street, Heber City Utah, Wasatch County. The Wasatch County Clerk/Auditor, will offer for sale at public auction and sell to the highest bidder. Only Cash or Certified Funds, no checks will be accepted in payment of bid pursuant to the provisions of Section 59-2-1351.1. Utah Code, the following described real estate located in Wasatch County and now held by it under preliminary tax sale.

#### Method of Sale

The Wasatch County Council has determined the following method of sale best meets the objectives of protecting the financial interest of the delinquent property owner and collecting delinquent taxes due Wasatch County.

The highest bid amount for the entire parcel of property, interest and administrative cost will be the first bid considered. Any amount received in excess of the taxes due to all local government

and any administrative cost by the county will be treated as surplus property and paid to the Utah State Treasurer.

### **Wasatch County Tax Sale Rules**

1. All wishing to bid must preregister prior to sale and given a number for bidding. In the registration, bidders must properly and clearly identify correct information and address for tax deeds.
2. The county auditor will state the amount of taxes, penalties, interest and administrative cost on the parcel being offered for sale, which is the amount that bidding will start and the lowest acceptable bid.
3. The bid first recognized by the county auditor will be the first recorded, as in any auction; the bid recognized is the one in effect at the time.
4. Upon receipt of a bid sufficient to pay tax, penalty, interest and administrative cost on the parcel, higher bids will be solicited. All bids must be in increments of \$100.00 or more.
5. After bidding on any given parcel of land has started, parties who are bidding will not be permitted to withdraw their bids. Once the auditor has closed the sale on a particular parcel the successful bidder will not be permitted to unilaterally rescind their bid. The county governing body may enforce the terms of the bid by obtaining a legal judgment against the purchaser in the amount of the bid, plus interest and attorney's fees.
6. The final bid number announced by the Auditor is the official sale. The registered name and address will be the name that will go on the deed. One tax deed will be issued to the successful bidder for each parcel sold. This tax deed will not guarantee a clear title.
7. Cell phones will not be allowed in the bidding process, loud whispering, yelling or talking other than bids must be avoided so that accurate records may be kept of the proceedings of the sale.
8. Only cash or certified funds will be accepted in payment of property. Full payment must be made to the county treasurer before 4:00 P.M. the day of the sale. If the closing bid amount is not paid for on the day of the sale, the parcel will be offered to the next acceptable bid the day after the sale. If the next expectable bid is interested payment must be made in full to the county treasurer before 4:00 P.M. the day after the sale. If there is not an interested prior bid the property will remain on the county recorders as is until the next tax sale.
9. All bids will be considered conditional, whether or not the bid is contested until reviewed and accepted by the county council acting at their next regularly scheduled meeting. The county council may reject any and all bids on the grounds that none are acceptable.

10. A fee in the amount of \$400.00 is assessed to each parcel to cover the cost incurred by Wasatch County for advertising and noticing. This fee is included for each parcel on the tax sale list.
11. Any person wishing to contest any action taken in connection with the tax sale must present such protest to the Wasatch County Council, in writing within ten (10) days of the sale.
12. The period to redeem property tax prior to closing of the books and beginning of the tax sale will end on June 18 at 9:00 a.m.
13. The county holds the right to remove any parcel from the tax sale. The same applies to any person or persons that are disruptive upon the request of the county auditor.
14. Any property sold could be subject to roll back tax under the provisions of “the Farmland Assessment Act”, Utah Code section 59-2-501 through 59-2-515.

Approved and passed this the day 6th of May 2020.

## TAX SALE LIST

The following list of properties is a complete list of properties going to sale as of May 6, 2020.

|            |          |
|------------|----------|
| 1. PAID    | 15. PAID |
| 2. REMOVED | 16. PAID |
| 3. PAID    | 17. PAID |
| 4. PAID    | 18. PAID |
| 5. PAID    | 19. PAID |
| 6. PAID    | 20. PAID |
| 7. PAID    | 21. PAID |
| 8. PAID    | 22. PAID |
| 9. PAID    | 23. PAID |
| 10. PAID   | 24. PAID |
| 11. PAID   | 25. PAID |
| 12. PAID   | 26. PAID |
| 13. PAID   | 27. PAID |
| 14. PAID   |          |

Calvin L Griffiths - Wasatch County Clerk/Auditor,  
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